
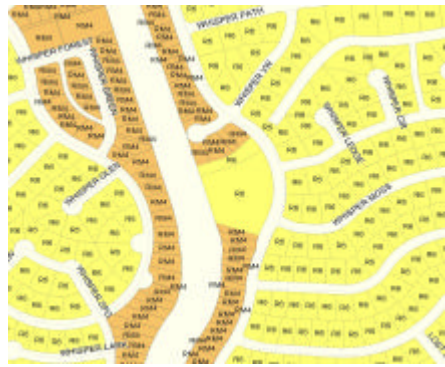



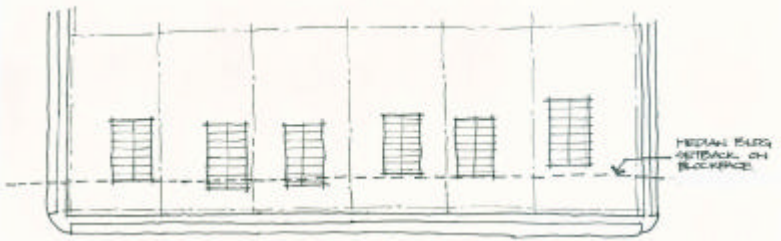


WHISPERING OAKS NEIGHBORHOOD  
NEIGHBORHOOD CONSERVATION DISTRICT (NCD-4)

Design Standards (Revised 12 November 2004 Per Property Owners' Submitted Comments)

FEATURE	RESIDENTIAL DESIGN STANDARD	CONFORMING / NON-CONFORMING ILLUSTRATIONS
<b>Building Size / Massing</b>	<p>Min. 1450 s.f. for single story townhouses and garden houses Min. 1600 s.f. for two-story or split-level townhouse and garden houses</p> <p>Min. 1600 s.f. for single story detached homes Min. 1700 s.f. for two-story or split-level detached homes</p> <p>Max. to be regulated through building setback requirements</p> <p><i>*Note: total floor areas of primary structure shall be calculated by measuring the dimensions of exterior walls exclusive of garages, open porches, patios or detached structures.</i></p>	
<b>Lot Size</b>	<p>Min. regulated through existing zoning regulations</p> <p>Max. – Maximum lot size is unrestricted however, parcels shall be aggregated only for the purpose of creating open space or park space, whether public or private and not for constructing buildings over two or more aggregated parcels.</p>	
<b>Principal Elevation Features</b>	<p>Second Story additions shall include windows on facades, that are viewable from the street, in the same proportion as the existing structure's facades below the addition.</p> <p>Detached homes shall maintain an entry facing the front of the parcel.</p>	



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Front and Side Yard Setbacks	<p>Front Yard Setback: Minimum front setbacks shall be the median setback along the block face. Block faces shall be determined by recorded NCB number and legal description. Median setbacks shall be determined (specifically single family detached homes, garden homes and town homes) where differing housing types may exist on the same block face.</p> <p>Side Yard Setbacks: UDC applies per zoning category standards (generally 5'); except where zero lot lines exist, the opposite side must maintain 5' side setback.</p>	 <p>A hand-drawn diagram showing a row of six rectangular building footprints along a street frontage. A dashed horizontal line runs through the middle of the buildings, labeled 'MEDIAN BUILDING SETBACK ON BLOCK FACE' with an arrow pointing to it. The diagram illustrates how the median setback is determined for the entire block face.</p>
FEATURE	OPTIONAL RESIDENTIAL DESIGN STANDARD	CONFORMING / NON-CONFORMING ILLUSTRATIONS
Paving, Hardscape Covering	<p>Driveways must be constructed of concrete, asphalt or masonry materials, such as brick pavers, stone or any other material that is generally considered impervious. Driveways shall maintain a width no greater than the width plus 20% of the garage or carport opening.</p> <p>No parcel shall contain more than 50% impervious cover in the front yard.</p>	 <p>Two photographs side-by-side. The left photo shows a wide, paved driveway leading to a garage, surrounded by trees and landscaping. The right photo shows a house with a large, paved driveway and a lawn, illustrating the concept of impervious cover in the front yard.</p>
Fences	<p>No fencing shall be allowed within the front yard. Chain link fencing in shall be prohibited in this district.</p>	 <p>Two photographs side-by-side. The left photo shows a wooden fence in the front yard of a house, with trees and a sidewalk in the foreground. The right photo shows a similar scene with a wooden fence and a large tree in the front yard.</p>

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Building Materials	All residential structures must maintain at least 75% masonry materials on the first floor facades.	
Garages / Carports	All garages or carports must be sized for two mid-sized cars. Carports shall be constructed of materials that match primary façade in size, proportion and location.	
Recommended Signage:	<p>Permanent signage is not recommended in the district. Signage not requiring a permit in the front or side yards is recommended in the following amounts:</p> <p>1 – Professional (Commercial) Sign per property not to exceed 1 s.f.. of signage area per side.</p> <p>1 – Non-commercial (specifically- 'For Sale' / 'For Rent') per property not to exceed 5 s.f.. of signage area per side.</p>	

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Temporary Structures	No temporary structures, such as greenhouses, portable tool sheds or portable carports or shade structures, are to be allowed within the district that are viewable from the street. Temporary structures shall be defined as structures that do not have a permanent foundation (whether a slab-on-grade, piers or piles, or post and beam) below grade that support a building structure.	
FEATURE	RESIDENTIAL DESIGN STANDARD	CONFORMING / NON-CONFORMING ILLUSTRATIONS
<b>OTHER REQUIRED DESIGN STANDARDS</b>		
Building Height, Number of Stories	None required per NCD; UDC applies	
Roof Line/Pitch	None required per NCD	
Off-street Parking/ Loading	None required per NCD; UDC applies	